



## Legislation Details (With Text)

<b>File #:</b>	Res 0828-2011	<b>Version:</b>	*	<b>Name:</b>	LU 373 - Zoning, Amendment to Zoning Map, Queens (C110145ZMQ)
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Adopted:</b>	Adopted
		<b>In control:</b>		<b>Committee on Land Use:</b>	Committee on Land Use
<b>On agenda:</b>	5/11/2011				
<b>Enactment date:</b>		<b>Enactment #:</b>			
<b>Title:</b>	Resolution approving the decision of the City Planning Commission on ULURP No. C 110145 ZMQ, a Zoning Map amendment (L.U. No. 373).				
<b>Sponsors:</b>	Leroy G. Comrie, Jr., Mark S. Weprin				
<b>Indexes:</b>					
<b>Attachments:</b>	1. Committee Report, 2. Hearing Transcript - Stated Meeting 5-11-11				

Date	Ver.	Action By	Action	Result
5/4/2011	*	Committee on Land Use	Approved by Committee	
5/11/2011	*	City Council	Approved, by Council	Pass

### THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 828

Resolution approving the decision of the City Planning Commission on ULURP No. C 110145 ZMQ, a Zoning Map amendment (L.U. No. 373).

By Council Members Comrie and Weprin

WHEREAS, the City Planning Commission filed with the Council on April 1, 2011 its decision dated March 30, 2011 (the "Decision"), on the application submitted by the New York City Department of City Planning, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment to the Zoning Map to rezone all or portions of 538 blocks in South Jamaica to preserve the established lower-density character of the rezoning area and ensure that future development will more closely reflect the area's existing land use and development patterns. The proposed zoning changes would also provide for moderate growth along South Jamaica's main corridors in Community District 12 (ULURP No. C 110145 ZMQ), Borough of Queens (the "Application");

WHEREAS, the Application is related to Application C 110146 ZRQ (L.U. No. 374), an amendment of the Zoning Resolution of the City of New York to extend the applicable area of the Food Retail Expansion to Support Health (FRESH) program to all commercial and manufacturing districts throughout Community District 12 outside of the Special Downtown Jamaica District;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on May 3, 2011;

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues and the Negative Declaration issued on November 29, 2010, which included (E) designations (E-266) to avoid the potential for significant adverse impacts related to air quality, noise and hazardous materials (CEQR No. 11DCP041Q);

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment.

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in this report, C 110145 ZMQ, incorporated by reference herein, the Council approves the Decision.

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section Nos. 14d, 18c, 18d, 19a and 19b:

1. eliminating from within an existing R3-2 District a C1-2 District bounded by:
  - a. 110th Avenue/Brinkerhoff Avenue, 153rd Street, 111th Avenue, and a line 150 feet southwesterly of Sutphin Avenue;
  - b. 112th Avenue, a line 150 feet northeasterly of Sutphin Boulevard, 115th Avenue, Sutphin Boulevard, 115th Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line 150 feet southeasterly of Linden Boulevard, 149th Street, Linden Boulevard, a line 150 feet southwesterly of Sutphin Boulevard, the southwesterly centerline prolongation of 113th Avenue, and Sutphin Boulevard;
  - c. Foch Boulevard, a line midway between 164th Street and Guy R. Brewer Boulevard, 118th Avenue, Guy R. Brewer Boulevard, a line midway between 118th Road and 119th Avenue, and a line 150 feet southwesterly of Guy R. Brewer Boulevard;
  - d. 121st Avenue, a line 150 feet northeasterly of Sutphin Boulevard, 122nd Avenue, and Sutphin Boulevard;
  - e. a line 100 feet southerly of 123rd Avenue, 142nd Place, Rockaway Boulevard, 143<sup>rd</sup> Street, a line 100 feet southerly of Rockaway Boulevard, the easterly service road of the Van Wyck Expressway, Rockaway Boulevard, and 140th Street;
  - f. 118th Road, Merrick Boulevard, Victoria Road, Merrill Street, 119th Avenue, and a line 150 feet southwesterly of Merrick Boulevard;
  - g. Garrett Street, Farmers Boulevard, Westgate Street, a line 150 feet easterly of Farmers Boulevard, Bedell Street, Farmers Boulevard, 137th Avenue, and a line 150 feet westerly of Farmers Boulevard; and
  - h. a line 150 feet northerly of 140th Avenue, Southgate Street, 140th Avenue, and Bedell Street;

2. eliminating from within an existing R4 District a C1-2 District bounded by 109th Avenue, Guy R. Brewer Boulevard, a line 150 feet southeasterly of 109th Avenue, and Union Hall Street;
3. eliminating from within an existing R3-2 District a C1-3 District bounded by 119<sup>th</sup> Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of 119th Avenue, and a line midway between 147th Street and Sutphin Boulevard;
4. eliminating from within an existing R3-2 District a C1-4 District bounded by a line 100 feet northeasterly of Merrick Boulevard, Anderson Road, Merrick Boulevard, and Leslie Road;
5. eliminating from within an existing R3A District a C1-4 District bounded by a line 300 feet northwesterly of Sunbury Road, a line 100 feet southwesterly of Irwin Place, Sunbury Road, and Merrick Boulevard;
6. eliminating from within an existing R4B District a C1-4 District bounded by a line 100 feet northeasterly of Merrick Boulevard, Leslie Road, Merrick Boulevard, and Ursina Road;
7. eliminating from within an existing R3-2 District a C2-2 District bounded by:
  - a. Phroane Avenue, a line 150 feet northeasterly of Guy R. Brewer Boulevard, Linden Boulevard, Dillon Street, a line 150 feet northwesterly of Linden Boulevard, a line 100 feet southwesterly of Guy R. Brewer Boulevard, 112th Road, and Guy R. Brewer Boulevard;
  - b. 115th Avenue, Sutphin Boulevard, 115th Avenue, a line 150 feet northeasterly of Sutphin Boulevard, 116th Avenue, a line 150 feet northeasterly of Sutphin Boulevard, 119th Avenue, Sutphin Boulevard, 119th Avenue, a line 150 feet southwesterly of Sutphin Boulevard, Foch Boulevard, a line 100 feet southwesterly of Sutphin Boulevard, 116th Avenue, 149th Street, a line 200 feet northerly of 116th Avenue, and a line 100 feet westerly of Sutphin Boulevard,
  - c. a line 150 feet northerly of Rockaway Boulevard, 147th Street, Rockaway Boulevard, 150th Street, a line 150 feet southerly of Rockaway Boulevard, and Inwood Street;
  - d. Foch Boulevard, Merrick Boulevard, 118th Road, and a line 150 feet southwesterly of Merrick Boulevard;
  - e. 125th Avenue, Merrick Boulevard, a line perpendicular to the southerly street line of Merrick Boulevard distant 125 feet northwesterly (as measured along the street line) from the point of intersection of the southerly street line of Merrick Boulevard and the southwesterly street line of Belknap Street, a line 100 feet northeasterly of Mathewson Court, a line 100 feet southeasterly of Farmers Boulevard, Mathewson Court, Farmers Boulevard, and a line 100 feet southwesterly of Merrick Boulevard; and
  - f. 137th Avenue, Farmers Boulevard, Bedell Street, a line 150 feet southeasterly of Farmers Boulevard, a line 100 feet northerly of 140th Avenue, Farmers Boulevard, 143rd Road, 174th Street, and a line 150 feet northwesterly of Farmers Boulevard;
8. eliminating from within an existing R4 District a C2-2 District bounded by 108th Avenue, Sutphin Boulevard, 108th Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 110th Avenue/Brinkerhoff Avenue, a line 150 feet southwesterly of Sutphin Boulevard, the southwesterly prolongation of the

southeasterly street line of 109th Avenue, Sutphin Boulevard, 109th Avenue, and a line 150 feet southwesterly of Sutphin Boulevard;

9. eliminating from within an existing R6 District a C2-2 District bounded by a line 150 feet northerly of Rockaway Boulevard, a line perpendicular to the southwesterly street line of Sutphin Boulevard and passing through the point of intersection of a line 150 feet northerly of Rockaway Boulevard and a line 100 feet southwesterly of Sutphin Boulevard, Sutphin Boulevard, Rockaway Boulevard, and 147th Street;
10. eliminating from within an existing R5B District a C2-3 District bounded by a line 115 feet southeasterly of 116th Avenue, Merrick Boulevard, Foch Boulevard, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of 116th Avenue, and 171st Street;
11. changing from an R3-2 District to an R2 District property bounded by:
  - a. 137th Avenue, Eastgate Plaza, Sloan Street, 139th Avenue, Southgate Plaza, 104<sup>th</sup> Avenue, Thurston Street, and Westgate Street;
  - b. 137th Avenue, a line 100 feet westerly of Farmers Boulevard, 139th Road, and 175<sup>th</sup> Street;
  - c. the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division), 141st Street and its easterly centerline prolongation, 184th Street, Edgewood Avenue, 140th Avenue, the northwesterly prolongation of the southwesterly street line of 180th Street, a line 100 feet northwesterly of 140<sup>th</sup> Avenue, a line 150 feet easterly of Farmers Boulevard, a line perpendicular to the northeasterly street line of 182nd Street distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 182nd Street and the easterly street line of Farmers Boulevard, a line midway between Bedell Street and 182nd Street, a line perpendicular to the southwesterly street line of Bedell Street distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Bedell Street and the easterly street line of Farmers Boulevard, Bedell Street, and a line perpendicular to the southwesterly street line of Westgate Street distant 160 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Westgate Street and the easterly street line of Farmers Boulevard; and
  - d. 137th Avenue, a line midway between 169th Street and 170th Street, 140th Avenue, and a line midway between 167th Street and 168th Street;
12. changing from a C8-1 District to an R2 District property bounded by a line 100 feet northwesterly of Merrick Boulevard, a line 260 feet northeasterly of Montauk Street, a line 100 feet southeasterly of Williamson Avenue, and Montauk Street;
13. changing from an R3-2 District to an R3-1 District property bounded by:
  - a. Sayres Avenue, the westerly street line of former 166th Street, Linden Boulevard, and Guy R. Brewer Boulevard;
  - b. a line midway between 113th Avenue and Linden Boulevard, 157th Street, 115th Road, and 155th Street;

- c. Bascom Avenue, 142nd Street, a line midway between Bascom Avenue and Sutter Avenue, a line 100 feet westerly of 143rd Street, 133rd Avenue, 142nd Street, 135<sup>th</sup> Avenue, a line midway between 140th Street and 142nd Street, 133rd Avenue, a line 100 feet northeasterly of 140th Street, 130th Avenue, a line 150 feet northeasterly of 140th Street, a line perpendicular to the northeasterly street line of 140th Street distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 140th Street and the southerly street line of Sutter Avenue, and 140th Street;
  - d. a line 100 feet southerly of Sutter Avenue, 145th Street, 135th Avenue, the westerly boundary line of a park and its northerly and southerly prolongations, 133rd Avenue, and a line midway between 143rd Street and 144th Street;
  - e. 137th Avenue, a line midway 167th Street and 168th Street, 140th Avenue, and Guy R. Brewer Boulevard;
  - f. Eastgate Plaza, Springfield Boulevard, 144th Avenue, 185th Street, a line 465 feet southerly of 141st Avenue, a line 100 feet easterly of 185th Street, a line 100 feet southerly of 141st Avenue, a line 170 feet easterly of 185th Street, 141st Avenue and its easterly centerline prolongation, the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division), a line perpendicular to the southwesterly street line of Westgate Street distant 160 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Westgate Street and the easterly street line of Farmers Boulevard, Westgate Street, Thurston Street, 140th Avenue, Southgate Plaza, 139th Avenue, and Sloan Street;
14. changing from an R2 District to an R3-2 District property bounded by a line 175 feet northwesterly of 122nd Avenue, a line 110 feet easterly of Farmers Boulevard, a line 110 feet northeasterly of Nellis Street, 122nd Avenue, a line 230 feet southwesterly of Milburn Street, a line 660 feet northwesterly of Nashville Boulevard, Nellis Street, a line 470 feet northwesterly of Nashville Boulevard, Montauk Street and its northwesterly centerline prolongation, and Farmers Boulevard;
15. changing from an R5B District to an R3-2 District property bounded by a line 115 feet southeasterly of 116th Avenue, Merrick Boulevard, Foch Boulevard, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of 116th Avenue, and 171st Street;
16. changing from a C8-1 District to an R3-2 District property bounded by:
- a. Linden Boulevard, Guy R. Brewer Boulevard, the southwesterly prolongation of a line 100 feet southeasterly of 115th Avenue, and the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division); and
  - b. Anderson Road, a line 120 feet northeasterly of Merrick Boulevard, a line midway between Zoller Road and Eveleth Road, and a line 100 feet northeasterly of Merrick Boulevard;
17. changing from an M1-1 District to an R3-2 District property bounded by:
- a. Farmers Boulevard, Montauk Street and its northwesterly centerline prolongation, a line perpendicular to the southwesterly street line of Montauk Street distant 135 feet southeasterly

(as measured along the street line) from the point of intersection of the southwesterly street line of Montauk Street and the southeasterly street line of 122<sup>nd</sup> Avenue, and the northeasterly boundary line of the Long Island Railroad right-of-way (Montauk Division); and

- b. Mars Place, Farmers Boulevard, Sidway Place, and a line 100 feet southeasterly of Eveleth Road;

18. changing from an R3-2 District to an R3A District property bounded by:

- a. 104<sup>th</sup> Avenue, Remington Street and its southeasterly centerline prolongation, 109<sup>th</sup> Avenue, 143<sup>rd</sup> Street, 110<sup>th</sup> Avenue/Brinkerhoff Avenue, a line 100 feet southwesterly of Sutphin Boulevard, 111<sup>th</sup> Avenue, a line 150 feet southwesterly of Sutphin Boulevard, a line 165 feet southeasterly of 111<sup>th</sup> Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of Linden Boulevard, a line 100 feet northeasterly of 149<sup>th</sup> Street, a line 100 feet southwesterly and westerly of Sutphin Boulevard, 149<sup>th</sup> Street, 116<sup>th</sup> Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line perpendicular to the northeasterly street line of 148<sup>th</sup> Street distant 165 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 148<sup>th</sup> Street and the northerly street line of Foch Boulevard, 148<sup>th</sup> Street, Foch Boulevard, a line 125 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of Foch Boulevard, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of 119<sup>th</sup> Avenue, a line 150 feet southwesterly of Sutphin Boulevard, 120<sup>th</sup> Avenue, a line 100 feet northeasterly of 147<sup>th</sup> Street, a line 100 feet southeasterly of 120<sup>th</sup> Avenue, a line 80 feet northeasterly of 147<sup>th</sup> Street, a line 115 feet northwesterly of 123<sup>rd</sup> Avenue, Sutphin Boulevard, a line 220 feet southeasterly of 123<sup>rd</sup> Avenue, 147<sup>th</sup> Street, a line 100 feet northerly of Rockaway Boulevard, 143<sup>rd</sup> Street, 123<sup>rd</sup> Avenue, a line 100 feet westerly of 143<sup>rd</sup> Street, a line 100 feet southerly of 123<sup>rd</sup> Avenue, 140<sup>th</sup> Street, Rockaway Boulevard, and the northeasterly service road of the Van Wyck Expressway; and excluding the area bounded by 111<sup>th</sup> Avenue, 145<sup>th</sup> Street, a line 425 feet northwesterly of Linden Boulevard, Inwood Street, a line 460 feet northwesterly of Linden Boulevard, a line midway between Inwood Street and 146<sup>th</sup> Street, a line 300 feet northwesterly of 115<sup>th</sup> Avenue, Inwood Street, a line 400 feet northwesterly of 115<sup>th</sup> Avenue, a line midway between 145<sup>th</sup> Street and Inwood Street, 115<sup>th</sup> Avenue, 144<sup>th</sup> Street, Linden Boulevard, 143<sup>rd</sup> Street, a line 300 feet northwesterly of Linden Boulevard, 144<sup>th</sup> Street, a line 340 feet northwesterly of Linden Boulevard, and a line midway between 144<sup>th</sup> Street and 145<sup>th</sup> Street;
- b. 110<sup>th</sup> Avenue/Brinkerhoff Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, 111<sup>th</sup> Avenue, a line perpendicular to the northwesterly street line of Claude Avenue distant 115 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Claude Avenue and the southwesterly street line of Guy R. Brewer Boulevard, Claude Avenue, a line 100 feet northeasterly of Dillon Street, Mathias Avenue, a line 100 feet southwesterly of Guy R. Brewer Boulevard, Linden Boulevard, the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division), Guy R. Brewer Boulevard, 116<sup>th</sup> Avenue, 157<sup>th</sup> Street, 116<sup>th</sup> Avenue, Barron Street, Foch Boulevard, a line 650 feet southwesterly of 155<sup>th</sup> Street, 118<sup>th</sup> Avenue, 152<sup>nd</sup> Street, 119<sup>th</sup> Avenue, 153<sup>rd</sup> Street, a line midway between 119<sup>th</sup> Avenue and 119<sup>th</sup> Road, a line 100 feet northeasterly of Sutphin Boulevard, 115<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, a line 125 feet northwesterly of 114<sup>th</sup> Road, a line 150 feet northeasterly of Sutphin Boulevard, Linden Boulevard, and a line 100 feet northeasterly of Sutphin Boulevard; and excluding the area bounded by a line midway between 113<sup>th</sup> Avenue and Linden Boulevard,

157th Street, 115th Road, and 155<sup>th</sup> Street;

- c. 110th Avenue/Brinkerhoff Avenue, a line 100 feet southwesterly of Merrick Boulevard, 111th Avenue, 170th Street, Sayres Avenue, Merrick Boulevard, 113<sup>th</sup> Avenue, a line 130 feet southwesterly of Merrick Boulevard, Linden Boulevard, 170<sup>th</sup> Street, a line 200 feet southeasterly of Linden Boulevard, a line 100 feet southwesterly of Merrick Boulevard, 171st Street, a line 100 feet northwesterly of Foch Boulevard, a line midway between 170th Street and 171st Street, a line 280 feet northwesterly of Foch Boulevard, 170th Street, a line 310 feet northwesterly of Foch Boulevard, 169th Street, a line 195 feet southeasterly of 116th Avenue, 168th Street, 116th Avenue, 167th Street, Foch Boulevard, Smith Street, a line 100 feet southeasterly of Foch Boulevard, a line midway between 169th Street and 170th Street, a line 100 feet northwesterly of 118th Avenue, 170th Street, a line midway between Foch Boulevard and 118th Avenue, a line 100 feet southwesterly of Merrick Boulevard, a line 100 feet southeasterly of 119th Avenue, Merrill Street, a line midway between 119th Avenue and 119th Road and its southwesterly prolongation, a line 100 feet southwesterly of Ring Place, 120th Avenue, 172nd Street, a line midway between Victoria Drive and Amelia Road, a line 100 feet southwesterly of Merrill Street, Victoria Drive, Merrill Street, Victoria Road, a line 100 feet northeasterly of Merrill Street, a line 150 feet northwesterly of Baisley Boulevard, Merrill Street, a line 160 feet southeasterly of Brocher Road, a line 100 feet southwesterly of Merrill Street, a line 100 feet southeasterly of Brocher Road, a line 440 feet southwesterly of Merrill Street, a line 75 feet southeasterly of Brocher Road, 172nd Street, Baisley Boulevard, the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division), 120th Avenue, Bedell Street, 168th Street, Baisley Boulevard, 167th Street, a line 190 feet northwesterly of Baisley Boulevard, 166<sup>th</sup> Street, Baisley Boulevard, Lakeview Lane, 122nd Avenue, Lake View Boulevard East, 118th Avenue, Long Street, Foch Boulevard, a line 100 feet southwesterly of Guy R. Brewer Boulevard, 118th Avenue, Guy R. Brewer Boulevard, 119th Avenue, a line 100 feet southwesterly of 164th Street, Foch Boulevard, the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division), Guy R. Brewer Boulevard, a line 100 feet southeasterly of 115th Avenue, Marsden Street, 115th Avenue, 165th Street, Linden Boulevard, 167th Street, Sayres Avenue, a line 100 feet northeasterly of Guy R. Brewer Boulevard, 110th Road, and a line midway between Guy R. Brewer Boulevard and 164th Street;
- d. 125th Avenue, a line 620 feet southwesterly of Merrill Street, a line 75 feet northwesterly of 125th Avenue, a line 475 feet southwesterly of Merrill Street, a line 100 feet northwesterly of 125th Avenue, a line 290 feet southwesterly of Merrill Street, 124th Avenue and its northeasterly centerline prolongation, a line 290 feet northeasterly of Merrill Street, a line 100 feet northwesterly of 125th Avenue, a line 235 feet northeasterly of Merrill Street, 125th Avenue, a line 700 feet northeasterly of 174th Place, a line midway between 125th Avenue and 126th Avenue, a line 785 feet northeasterly of 174th Place, 126th Avenue, a line 895 feet northeasterly of 174<sup>th</sup> Place, a line midway between 126th Avenue and 127th Avenue, a line 875 feet northeasterly of 174th Place, 127th Avenue, a line 100 feet northeasterly of 177<sup>th</sup> Street, 129th Avenue, a line 60 feet southwesterly of the northwesterly centerline prolongation of 178th Place, a line midway between 129th Avenue and 130th Avenue, 176th Street, 129th Avenue, 172nd Street, 126th Avenue and its southwesterly centerline prolongation, and 172nd Street;
- e. Farmers Boulevard, Mathewson Court, a line 90 feet southeasterly of Farmers Boulevard, a line 100 feet northeasterly of Mathewson Court, a line perpendicular to the southwesterly street line of Merrick Boulevard distant 125 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Merrick Boulevard and the southwesterly

street line of Belknap Street, Merrick Boulevard, Belknap Street, 137th Avenue, and Westgate Street;

- f. 134th Road, Bedell Street, the northeasterly prolongation of the southeasterly street line of 134th Road, the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division), the southwesterly centerline prolongation of 133<sup>rd</sup> Road, Garrett Street, a line 100 feet northwesterly of Farmers Boulevard, 137<sup>th</sup> Avenue, and 173rd Street;
  - g. 140th Avenue, 175th Street, 139th Road, Farmers Boulevard, 140th Avenue, 182<sup>nd</sup> Street, 141st Avenue, a line 170 feet northeasterly of 185th Street, a line 100 feet southeasterly of 141st Avenue, a line 100 feet northeasterly of 185th Street, a line 465 feet southeasterly of 141st Avenue, 185th Street, 144th Avenue, Springfield Boulevard, North Conduit Avenue, and Guy R. Brewer Boulevard; and
  - h. a line perpendicular to the southwesterly street line of 140th Street distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 140th Street and the southerly street line of Rockaway Boulevard, a line 100 feet northerly of Bascom Avenue, a line 100 feet westerly of 143rd Street, Bascom Avenue, 143rd Street, a line 100 feet southerly of Rockaway Boulevard, 150th Street, North Conduit Avenue, the southerly prolongation of the westerly street line of Inwood Street, 135th Avenue, 145th Street, 133rd Avenue, 145<sup>th</sup> Street, a line 100 feet southerly of Sutter Avenue, a line midway between 143rd Street and 144th Street, 133rd Avenue, the westerly boundary line of a park and its northerly and southerly prolongations, 135th Avenue, 142nd Street, 133rd Avenue, a line 100 feet westerly of 143rd Street, a line midway between Bascom Avenue and Sutter Avenue, 142nd Street, Bascom Avenue, 140th Street, a line perpendicular to the northeasterly street line of 140th Street distant 100 feet south easterly (as measured along the street line) from the point of intersection of the northeasterly street line of 140th Street and the southerly street line of Sutter Avenue, a line 150 feet northeasterly of 140th Street, 130th Avenue, a line 100 feet northeasterly of 140th Street, 133rd Avenue, a line midway between 140th Street and 142nd Street, 135th Avenue, a line 115 feet westerly of 142nd Street, North Conduit Avenue, 140th Street, 135th Avenue, and the northeasterly service road of the Van Wyck Expressway;
- 19. changing from an R4 District to an R3A District property bounded by 109th Avenue, a line 100 feet southwesterly of Merrick Boulevard, 110th Avenue/Brinkerhoff Avenue, and a line midway between Guy R. Brewer Boulevard and 164th Street;
  - 20. changing from a C8-1 District to an R3A District property bounded by a line 150 feet northwesterly of Baisley Boulevard, a line 100 feet northeasterly of Merrill Street, a line perpendicular to the northeasterly street line of Merrill Street distant 90 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Merrill Street and the northwesterly street line of Baisley Boulevard, and Merrill Street;
  - 21. changing from an R3-2 District to an R3X District property bounded by:
    - a. a line midway between 119th Avenue and 119th Road, 155th Street, 125th Avenue, Sutphin Boulevard, 122nd Avenue, and a line 100 feet northeasterly of Sutphin Boulevard; and
    - b. a line midway between 129th Avenue and 130th Avenue, the northwesterly centerline prolongation of 178th Place, 130th Avenue, a line 100 feet northeasterly of 178th Place, a line



midway between 130th Avenue and 130th Road, a line 200 feet northeasterly of 178th Place, 130th Road, a line 260 feet northeasterly of 178th Place, Farmers Boulevard, Garrett Street, and 176th Street;

22. changing from an R4 District to an R4-1 District property bounded by:
  - a. a line 100 feet southeasterly of Liberty Avenue, a line 100 feet southwesterly of Sutphin Boulevard, Lakewood Avenue, Inwood Street, 110th Avenue/Brinkerhoff Avenue, 143rd Street, 109th Avenue, and Remington Street and its southeasterly centerline prolongation;
  - b. 108th Avenue, 155th Street, 110th Avenue/Brinkerhoff Avenue, and a line 100 feet northeasterly of Sutphin Boulevard; and
  - c. 107th Avenue, 166th Street, Hendrickson Place, a line 100 feet southwesterly of Merrick Boulevard, 108th Avenue, 167th Street, 108th Road, a line perpendicular to the southerly street line of 108th Road distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of 108th Road and the southwesterly street line of 169th Place, 108th Drive and its westerly centerline prolongation, a line 100 feet southwesterly of Merrick Boulevard, 109th Avenue, and a line midway between 164th Street and Guy R. Brewer Boulevard;
23. changing from an R4 District to an R4A District property bounded by 108th Avenue, the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division), 110th Avenue/Brinkerhoff Avenue, and 155th Street;
24. changing from an R4 District to an R5 District property bounded by 108th Avenue, 160<sup>th</sup> Street, 109th Avenue, Union Hall Street, 110th Avenue/Brinkerhoff Avenue, and the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division);
25. changing from an R3-2 District to an R5B District property bounded by:
  - a. Foch Boulevard, Merrick Boulevard, a line 150 feet northwesterly of Baisley Boulevard, a line 100 feet northeasterly of Merrill Street, Victoria Road, Merrill Street, a line 100 feet southeasterly of 119th Avenue, and a line 100 feet southwesterly of Merrick Boulevard; and
  - b. a line 75 feet southeasterly of Brocher Road, a line 440 feet southwesterly of Merrill Street, a line 100 feet southeasterly of Brocher Road, a line 100 feet southwesterly of Merrill Street, a line 160 feet southeasterly of Brocher Road, Merrill Street, Baisley Boulevard, 124th Avenue, a line 290 feet southwesterly of Merrill Street, a line 100 feet northwesterly of 125th Avenue, a line 185 feet southwesterly of Merrill Street, a line 75 feet northwesterly of 125th Avenue, a line 620 feet southwesterly of Merrill Street, 125th Avenue, and 172nd Street;
26. changing from an R4 District to an R5B District property bounded by 104th Road, a line midway between 164th Street and 164th Place, a line 100 feet northwesterly of 107<sup>th</sup> Avenue, and a line midway between Guy R. Brewer Boulevard and 164th Street;
27. changing from a C8-1 District to an R5B District property bounded by:
  - a. Merrick Boulevard, Baisley Boulevard, Merrill Street, a line perpendicular to the northeasterly

street line of Merrill Street distant 90 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Merrill Street and the northwesterly street line of Baisley Boulevard, a line 100 feet northeasterly of Merrill Street, and a line 150 feet northwesterly of Baisley Boulevard; and

- b. Baisley Boulevard, Merrill Street, and 124th Avenue;

28. changing from an R3-2 District to an R5D District property bounded by:

- a. 110th Avenue/Brinkerhoff Avenue, a line 100 feet northeasterly of Sutphin Boulevard, Linden Boulevard, a line 150 feet northeasterly of Sutphin Boulevard, a line 125 feet northwesterly of 114th Road, a line 100 feet northeasterly of Sutphin Boulevard, 115th Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 122<sup>nd</sup> Avenue, Sutphin Boulevard, 120th Avenue, a line 150 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of 119th Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of Foch Boulevard, a line 125 feet southwesterly of Sutphin Boulevard, Foch Boulevard, 148th Street, a line perpendicular to the northeasterly street line of 148th Street distant 165 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 148th Street and the northerly street line of Foch Boulevard, a line 100 feet southwesterly of Sutphin Boulevard, 116th Avenue, 149<sup>th</sup> Street, a line 100 feet westerly of Sutphin Boulevard, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet northeasterly of 149th Street, a line 100 feet southeasterly of Linden Boulevard, a line 100 feet southwesterly of Sutphin Boulevard, a line 165 feet southeasterly of 111th Avenue, a line 125 feet southwesterly of Sutphin Boulevard, 111th Avenue, and a line 100 feet southwesterly of Sutphin Boulevard;
- b. Rockaway Boulevard, 140th Street, a line 100 feet southerly of 123rd Avenue, a line 100 feet easterly of 143rd Street, 123rd Avenue, 143rd Street, a line 100 feet northerly of Rockaway Boulevard, 147th Street, Rockaway Boulevard, 150th Street, a line 100 feet southerly of Rockaway Boulevard, 143rd Street, Bascom Avenue, a line 100 feet westerly of 143rd Street, a line 100 feet northerly of Bascom Avenue, a line perpendicular to the southwesterly street line of 140th Street distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 140th Street and the southerly street line of Rockaway Boulevard, and the northeasterly service road of the Van Wyck Expressway; and
- c. the northeasterly centerline prolongation of 124th Avenue, Merrick Boulevard, Leslie Road, a line 70 feet northeasterly of Merrick Boulevard, Selover Road, a line 80 feet northeasterly of Merrick Boulevard, Anderson Road, Merrick Boulevard, a line perpendicular to the southwesterly street line of Merrick Boulevard distant 125 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Merrick Boulevard and the southwesterly street line of Belknap Street, a line 100 feet northeasterly of Mathewson Court, a line 90 feet southeasterly of Farmers Boulevard, Mathewson Court, a line 260 feet northeasterly of 178th Place, 130th Road, a line 200 feet northeasterly of 178th Place, a line midway between 130th Avenue and 130th Road, a line 100 feet northeasterly of 178th Place, 130th Avenue, the northwesterly centerline prolongation of 178th Place, a line midway between 129th Avenue and 130th Avenue, a line 60 feet southwesterly of the northwesterly centerline prolongation of 178th Place, 129th Avenue, a line 100 feet northeasterly of 177th Street, 127th Avenue, a line 875 feet northeasterly of 174<sup>th</sup> Place, a line midway between 126th Avenue and 127th Avenue, a line 895 feet northeasterly of 174th Place, 126th Avenue, a line 785 feet northeasterly of 174<sup>th</sup> Place, a line midway between 125th Avenue and 126th Avenue, a line 700

feet northeasterly of 174th Place, 125th Avenue, a line 235 feet northeasterly of Merrill Street, a line 100 feet northwesterly of 125th Avenue, and a line 190 feet northeasterly of Merrill Street;

29. changing from an R3A District to an R5D District property bounded by a line 300 feet northwesterly of Sunbury Road, a line 100 feet southwesterly of Irwin Place, Sunbury Road, and Merrick Boulevard;
30. changing from an R4 District to an R5D District property bounded by:
  - a. 108th Avenue, Sutphin Boulevard, 108th Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 110th Avenue/Brinkerhoff Avenue, and a line 100 feet southwesterly of Sutphin Boulevard; and
  - b. a line 100 feet northwesterly of 109th Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, 109th Avenue, and Union Hall Street;
31. changing from an R4B District to an R5D District property bounded by Sunbury Road, a line midway between Merrick Boulevard and Irwin Place, Leslie Road, and Merrick Boulevard;
32. changing from a C8-1 District to an R5D District property bounded by:
  - a. Baisley Boulevard, Irwin Place and its northwesterly centerline prolongation, a line 300 feet northwesterly of Sunbury Road, Merrick Boulevard, 124th Avenue and its northeasterly centerline prolongation, and Merrill Street; and
  - b. Anderson Road, a line 100 feet northeasterly of Merrick Boulevard, Eveleth Road, and Merrick Boulevard;
33. establishing within a proposed R3-1 District a C1-2 District bounded by 137th Avenue, a line 150 feet northeasterly of Guy R. Brewer Boulevard, 140th Avenue, and Guy R. Brewer Boulevard;
34. establishing within a proposed R3-2 District a C1-2 District bounded by a line 175 feet northwesterly of 122nd Avenue, a line 110 feet easterly of Farmers Boulevard, a line 110 feet northeasterly of Nellis Street, 122nd Avenue, Nellis Street, and Farmers Boulevard;
35. establishing within a proposed R2 District a C1-3 District bounded by:
  - a. a line 100 feet northwesterly of 140th Avenue, the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division), 140th Avenue, and Bedell Street; and
  - b. a line 100 feet northwesterly of 140th Avenue, a line midway between Thurston Street and Southgate Street, 140th Avenue, and Thurston Street;
36. establishing within a proposed R3-1 District a C1-3 District bounded by a line 100 feet northwesterly of 140th Avenue, Westgate Street, Thurston Street, 140th Avenue, and the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division);
37. establishing within an existing R3-2 District a C1-3 District bounded by:

- a. Foch Boulevard, a line 100 feet southwesterly of 164th Street, 119th Avenue, Guy R. Brewer Boulevard, 118th Avenue, and a line 100 feet southwesterly of Guy R. Brewer Boulevard;
  - b. Garrett Street, Farmers Boulevard, Westgate Street, a line perpendicular to the southwesterly street line of Westgate Street distant 160 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Westgate Street and the easterly street line of Farmers Boulevard, Bedell Street, a line perpendicular to the southwesterly street line of Bedell Street distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Bedell Street and the easterly street line of Farmers Boulevard, a line midway between Bedell Street and 182nd Street, a line perpendicular to the northeasterly street line of 182nd Street distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 182nd Street and the easterly street line of Farmers Boulevard, 182<sup>nd</sup> Street, a line 150 feet easterly of Farmers Boulevard, a line 100 feet northwesterly of 140th Avenue, the northwesterly prolongation of the southwesterly street line of 180<sup>th</sup> Street, 140th Avenue, Farmers Boulevard, 139th Road, and a line 100 feet westerly of Farmers Boulevard;
38. establishing within a proposed R3-2 District a C1-3 District bounded by a line 100 feet northwesterly of Farmers Boulevard, a line midway between Mars Place and Sidway Place, Farmers Boulevard, and Sidway Place;
39. establishing within a proposed R3A District a C1-3 District bounded by:
- a. Linden Boulevard, Meyer Avenue, and 157th Street;
  - b. a line 115 feet northwesterly of 123rd Avenue, Sutphin Boulevard, 123rd Avenue, and a line 100 feet southwesterly of Sutphin Boulevard; and
  - c. 122nd Avenue, a line 100 feet northeasterly of Guy R. Brewer Boulevard, Baisley Boulevard, 161st Place, a line 100 feet northwesterly of Baisley Boulevard, and a line 100 feet southwesterly of Guy R. Brewer Boulevard;
40. establishing within an existing R3X District a C1-3 District bounded by Baisley Boulevard, Guy R. Brewer Boulevard, 128th Avenue, and a line perpendicular to the northwesterly street line of 128th Avenue distant 210 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 128<sup>th</sup> Avenue and the southwesterly street line of Guy R. Brewer Boulevard;
41. establishing within an existing R4 District a C1-3 District bounded by 109th Avenue, Guy R. Brewer Boulevard, a line 110 feet southeasterly of 109th Avenue, and a line 100 feet southwesterly of Guy R. Brewer Boulevard;
42. establishing within a proposed R5B District a C1-3 District bounded by:
- a. Foch Boulevard, Merrick Boulevard, Victoria Road, Merrill Street, a line 100 feet southeasterly of 119th Avenue, and a line 100 feet southwesterly of Merrick Boulevard; and
  - b. a line 120 feet southeasterly of Victoria Road, Merrick Boulevard, Baisley Boulevard, Merrill Street, 124th Avenue, a line 290 feet southwesterly of Merrill Street, a line 100 feet northwesterly of 125th Avenue, a line 475 feet southwesterly of Merrill Street, a line 75 feet

northwesterly of 125th Avenue, a line 620 feet southwesterly of Merrill Street, 125th Avenue, 172nd Street, a line 75 feet southeasterly of Brocher Road, a line 440 feet southwesterly of Merrill Street, a line 100 feet southeasterly of Brocher Road, a line 100 feet southwesterly of Merrill Street, a line 160 feet southeasterly of Brocher Road, Merrill Street, a line perpendicular to the northeasterly street line of Merrill Street distant 90 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Merrill Street and the northwesterly street line of Baisley Boulevard, and a line 100 feet northeasterly of Merrill Street;

43. establishing within a proposed R5D District a C1-3 District bounded by:
- a. 110th Avenue/Brinkerhoff Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 111th Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line midway between 110th Road and 111th Avenue, Sutphin Boulevard, 110th Road, and a line 100 feet southwesterly of Sutphin Boulevard;
  - b. 112th Avenue, Sutphin Boulevard, 112th Avenue, a line 100 feet northeasterly of Sutphin Boulevard, Linden Boulevard, a line 150 feet northeasterly of Sutphin Boulevard, a line 125 feet northwesterly of 114th Road, a line 100 feet northeasterly of Sutphin Boulevard, 115th Avenue, Sutphin Boulevard, 115th Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet northeasterly of 149th Street, a line 100 feet southeasterly of Linden Boulevard, and a line 100 feet southwesterly of Sutphin Boulevard;
  - c. 119th Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 119th Road, and Sutphin Boulevard;
  - d. 120th Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 122nd Avenue, and Sutphin Boulevard;
  - e. Rockaway Boulevard, 140th Street, a line 100 feet southerly of 123rd Avenue, 142<sup>nd</sup> Place, Rockaway Boulevard, 143rd Street, Bascom Avenue, a line 100 feet westerly of 143rd Street, a line 100 feet northerly of Bascom Avenue, a line perpendicular to the southwesterly street line of 140th Street distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 140th Street and the southerly street line of Rockaway Boulevard, and the northeasterly service road of the Van Wyck Expressway;
  - f. Baisley Boulevard, Irwin Place, a line 300 feet northwesterly of Sunbury Road, a line 100 feet southwesterly of Irwin Place, Sunbury Road, a line midway between Irwin Place and Merrick Boulevard, a line 100 feet southeasterly of Sunbury Road, and Merrick Boulevard; and
  - g. Ursina Road, a line midway between Irwin Place and Merrick Boulevard, Leslie Road, a line 70 feet northeasterly of Merrick Boulevard, Selover Road, a line 80 feet northeasterly of Merrick Boulevard, Anderson Road, a line 100 feet northeasterly of Merrick Boulevard, Eveleth Road, and Merrick Boulevard;
44. establishing within a proposed R5D District a C1-4 District bounded by a line 100 feet northwesterly of 109th Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, 109th Avenue, and Union Hall Street;

45. establishing within an existing R3-2 District a C2-3 District bounded by 112th Road, Guy R. Brewer Boulevard, Phroane Avenue, a line 100 feet northeasterly of Guy R. Brewer Boulevard, Sayres Avenue, Guy R. Brewer Boulevard, Linden Boulevard, and a line 100 feet southwesterly of Guy R. Brewer Boulevard; and
46. establishing within a proposed R5D District a C2-3 District bounded by:
  - a. 108th Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 110<sup>th</sup> Avenue/Brinkerhoff Avenue, and a line 100 feet southwesterly of Sutphin Boulevard;
  - b. 111th Avenue, Sutphin Boulevard, a line 165 feet southeasterly of 111th Avenue, and a line 125 feet southwesterly of Sutphin Boulevard;
  - c. 115th Avenue, Sutphin Boulevard, 115th Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 119th Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of Foch Boulevard, a line 125 feet southwesterly of Sutphin Boulevard, Foch Boulevard, 148th Street, a line perpendicular to the northeasterly street line of 148th Street distant 165 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 148th Street and the northwesterly street line of Foch Boulevard, a line 100 feet southwesterly of Sutphin Boulevard, 116th Avenue, 149<sup>th</sup> Street, and a line 100 feet westerly and southwesterly of Sutphin Boulevard;
  - d. Rockaway Boulevard, 145th Street, a line 100 feet southerly of Rockaway Boulevard, and 144th Street;
  - e. a line 100 feet northerly of Rockaway Boulevard, 147th Street, Rockaway Boulevard, 150th Street, a line 100 feet southerly of Rockaway Boulevard, and Inwood Street; and
  - f. Baisley Boulevard, Merrick Boulevard, a line perpendicular to the southerly street line of Merrick Boulevard distant 125 feet northwesterly (as measured along the street line) from the point of intersection of the southerly street line of Merrick Boulevard and the southwesterly street line of Belknap Street, a line 100 feet northeasterly of Mathewson Court, a line 90 feet southeasterly of Farmers Boulevard, Mathewson Court, a line 260 feet northeasterly of 178th Place, 130th Road, a line 200 feet northeasterly of 178th Place, a line midway between 130th Avenue and 130th Road, a line 100 feet northeasterly of 178th Place, 130th Avenue, the northwesterly centerline prolongation of 178th Place, a line midway between 129th Avenue and 130th Avenue, a line 60 feet southwesterly of the northwesterly centerline prolongation of 178<sup>th</sup> Place, 129th Avenue, a line 100 feet northeasterly of 177th Street, 127th Avenue, a line 875 feet northeasterly of 174th Place, a line midway between 126th Avenue and 127<sup>th</sup> Avenue, a line 895 feet northeasterly of 174th Place, 126th Avenue, a line 785 feet northeasterly of 174th Place, a line midway between 125th Avenue and 126th Avenue, a line 700 feet northeasterly of 174th Place, 125th Avenue, a line 235 feet northeasterly of Merrill Street, a line 100 feet northwesterly of 125th Avenue, a line 190 feet northeasterly of Merrill Street, 124th Avenue and its northeasterly centerline prolongation, and Merrill Street;

as shown in a diagram (for illustrative purposes) only dated November 29, 2010 and subject to the conditions of CEQR Declaration E-266, Community District 12, Borough of Queens.

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on May 11, 2011, on file in this office.

City Clerk, Clerk of The Council